

INCENTIVES AVAILABLE



16266 SAN CARLOS BLVD | FORT MYERS, FL 33908

## SHOWROOM & FLEX SPACE ON SAN CARLOS BLVD

FOR LEASE

### CONTACT

**Chase Mayhugh, SIOR, CCIM**

239-278-4945

chase@mayhughcommercial.com

**Jhonny Iglesias**

239-319-4425

jhonny@mayhughcommercial.com

Positioned along one of Fort Myers' most active commercial corridors, this opportunity offers exceptional street frontage and daily exposure.

Located just minutes from Fort Myers Beach, Sanibel Island, and established residential neighborhoods, the property is part of a well-trafficked commercial center, benefiting from neighboring businesses that draw consistent foot traffic. Whether you're a customer-facing retailer or a creative brand looking for visibility in a high-demand corridor, this space delivers the accessibility, versatility, and polished presentation to support your growth.

### PROPERTY DETAILS

LEASE RATE	Suite 20-40 \$14.00 NNN (\$6.00 CAM/OPEX)	Suite 60 \$14.00 NNN (\$6.00 CAM/OPEX)
AVAILABLE SF	4,578± SF	3,178± SF
BUILDING SIZE	12,781± SF	
AVAILABLE	November 1, 2025	
ZONING	C-1A	
YEAR BUILT	2000	
PARKING RATIO	3.05/1000	



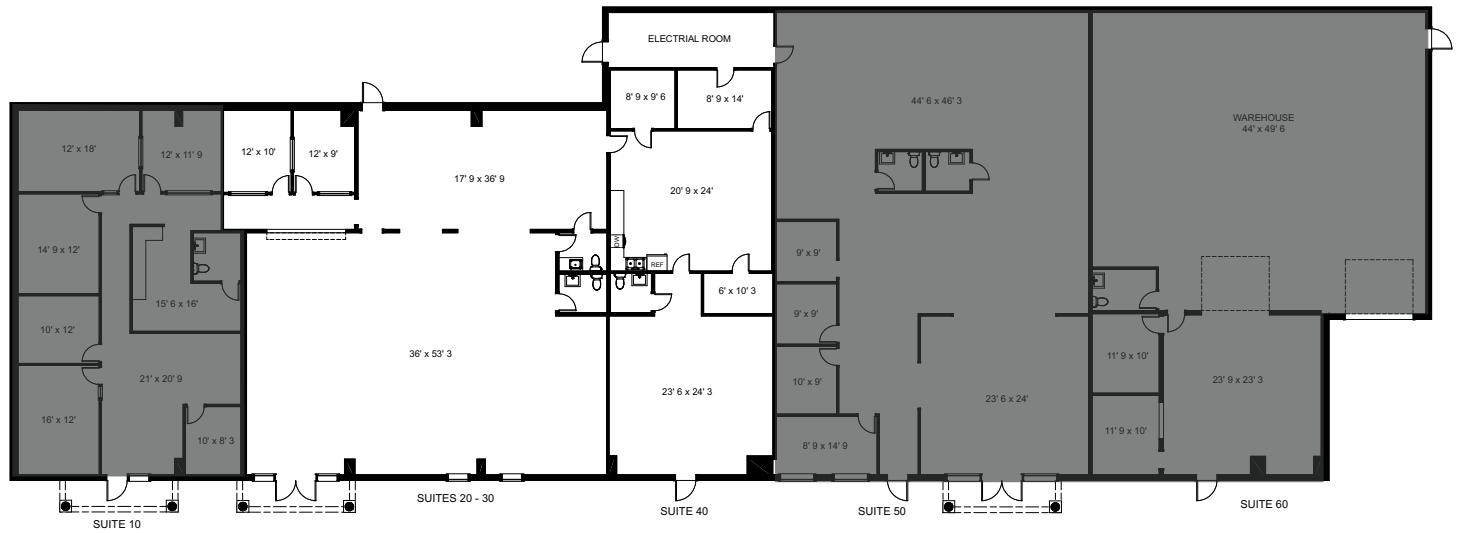
**MAYHUGH**  
COMMERCIAL ADVISORS

13099 S. Cleveland Ave. Suite 410  
Fort Myers, FL 33907

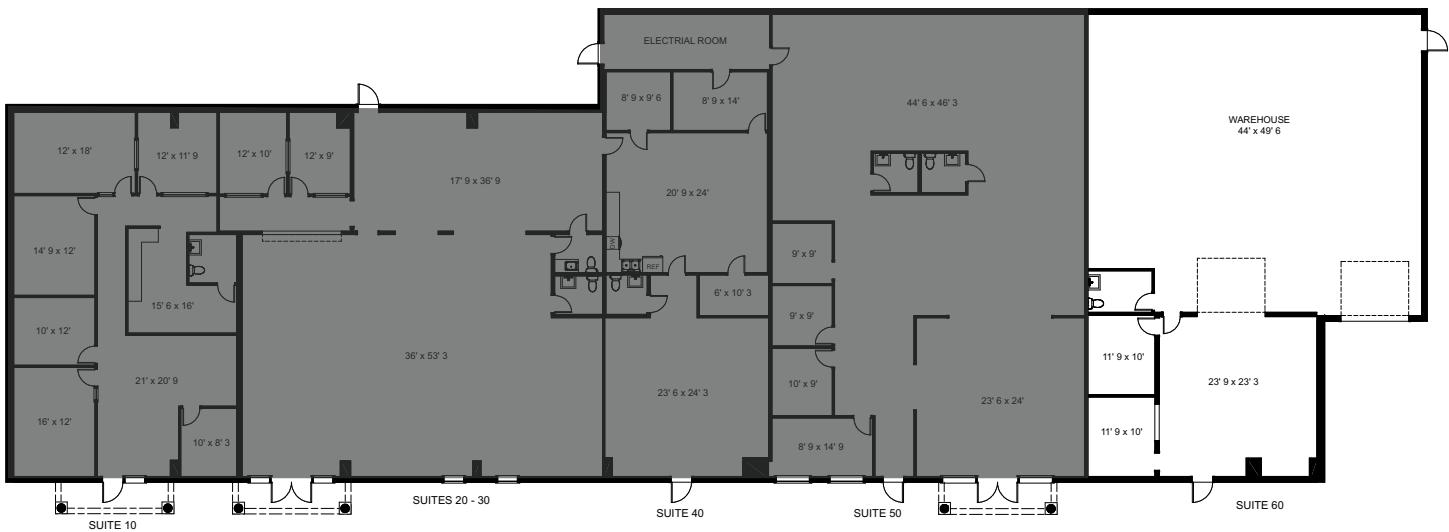
MAYHUGHCOMMERCIAL.COM

## SUITE 20-40

This 4,578± SF space features a bright, open layout with professional finishes, excellent natural light, and a flexible floorplan that includes multiple private offices, a reception area, two restrooms, and a full kitchen—perfect for retail, showroom, or creative office users.



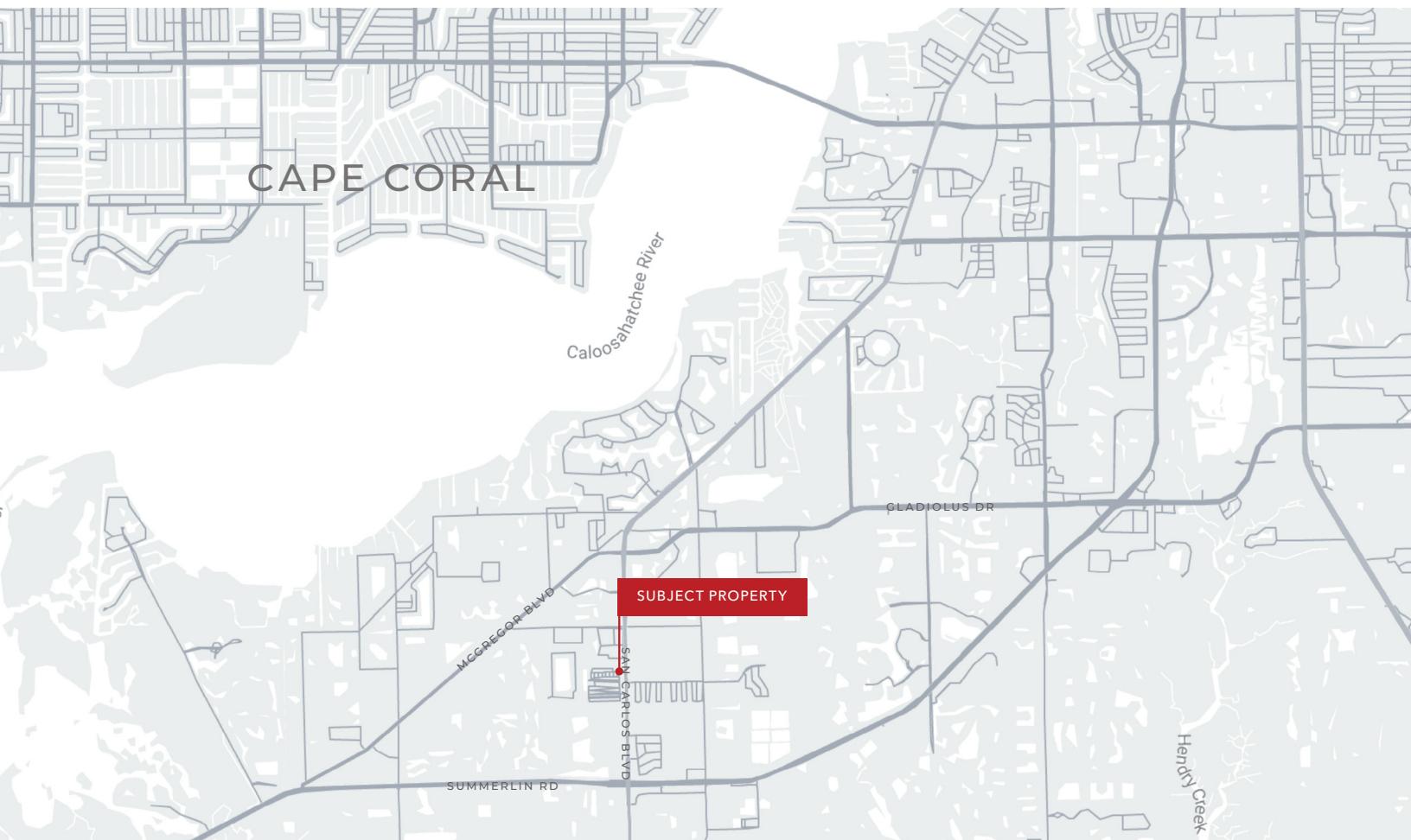
## SUITE 60



This fully air-conditioned warehouse and showroom space offers a rare blend of comfort, visibility, and functionality in one of Fort Myers' most active commercial corridors. Designed to accommodate a variety of uses—retail, display, collaborative workspace, or specialty storage—the space includes a showroom or open work area, two private offices, and energy-efficient LED lighting throughout.

Key features include a 10' x 14' exterior overhead door, a 10' x 10' interior door connecting showroom to warehouse, dock leveler for seamless loading, and high ceilings (27' peak / 16' eave) to support diverse operational needs. Located along a high-traffic roadway with ±14,000 vehicles passing daily, the property offers excellent signage potential, ample parking, and easy access for customers and deliveries. Just minutes from Fort Myers Beach and Sanibel, and surrounded by well-established businesses, this space is ideal for customer-facing brands seeking high exposure and flexibility.





This marketing brochure serves as a reference for informational purposes only and does not constitute an offer for sale or lease, nor does it serve as a solicitation for an offer to purchase or lease. While the information contained herein is believed to be reliable, its accuracy, completeness, or reliability cannot be guaranteed. Prospective buyers or lessees are encouraged to conduct their own investigations and due diligence to verify the information provided. All descriptions, dimensions, conditions, permissions for use, and other details are offered in good faith but are subject to verification. No express or implied warranty or representation is made regarding the accuracy of the information herein. The content is subject to errors, omissions, price changes, withdrawal without notice, and any special listing conditions imposed by our principals.